



ACACIA CLOSE | RED LODGE

*Family Home in Desirable Location, Walking Distance to Local Amenities*

# ACACIA CLOSE | RED LODGE

Guide Price £385,000 Freehold

## FEATURES

- Family home walking distance to local Shops, Schools, Doctors & Parks
- Excellent Transport Links A11/A14 and Kennett Train Station
- Energy Efficient home - Air Source Heat Pump - Solar Panels & Battery Storage - 7.5Kw EV Charger
- Virtual 3D Tour Available
- Three Reception Rooms
- Kitchen/Breakfast Room opening through to Dining Room - Ideal for entertaining
- EPC Rating A

## DESCRIPTION

Modern four-bedroom detached family home in a sought-after development. The ground floor offers an entrance hall, spacious lounge, separate study/playroom, cloakroom with W.C, and under-stairs storage. A generous kitchen/breakfast room opens into the dining area, creating an ideal space for entertaining, with the added benefit of a utility room. Upstairs features a master bedroom with en-suite, three further double bedrooms, and a family bathroom. Externally, there is an enclosed rear garden mainly laid to lawn with patio, plus a single garage and ample off-road parking.

The property also benefits from many upgrades, including solar panels, EV charging and battery storage, making it a highly efficient home.



### Entrance Hall

Wood effect laminate flooring, stairs leading to first floor. Under-stairs cupboard.

### Sitting Room 15'4" x 10'11" (4.68m x 3.34m)

French doors with windows to the side leading to rear garden.

### Study 7'1" x 7'8" (2.15m x 2.33m)

Window to front aspect.



## ACCOMMODATION

### Kitchen/Breakfast Room 13'1" x 9'4" (3.98m x 2.84m)

Selection of wall and base units with double oven with electric hob and extractor over, integrated fridge freezer and dishwasher. Stainless steel sink with 1-1/2 bowl and drainer, tiled splash-backs. Breakfast bar with storage units below. Tiled flooring and French doors leading to rear garden. Opening to;

### Dining Room 9'3" x 9'5" (2.81m x 2.86m)

Window to front aspect.

### Utility 6'2" x 6'1" (1.89m x 1.86m)

Space for washing machine, wall and base units with inset sink and window to rear aspect.

### WC

Low level WC, hand wash basin.

### First Floor Landing

Airing cupboard, Loft access.

### Master Bedroom 11'5" x 11'2" (3.48m x 3.40m)

Window to front aspect, Wardrobes with sliding mirrored doors.

### En-suite

Tiled shower cubicle, low level WC, hand wash basin, heated towel rail and window to front.

### Bedroom 2 11'11" x 9'7" (3.63m x 2.92m)

Window to rear aspect.

### Bedroom 3 11'5" x 9'7" (3.49m x 2.91m)

Window to front aspect.

### Bedroom 4 8'10" x 10'6" (2.70m x 3.20m)

Window to rear aspect.

### Bathroom

Panel bath with shower over, hand wash basin set within vanity unit. Low level WC, window to rear aspect.

### Garage & Parking

Private driveway to side of the property with off road parking and 7.5kw car charger, leading to single garage with up and over door power & light.

### Outside

Enclosed rear garden mainly laid to lawn with generous patio area and pedestrian door leading to garage.

### Additional Information

Solar panels -14 vertex solar panels, which are 440w with bird proofing, 5kw inverter

20.7 kwhr batteries (stored in the garage)

Daikin Air source heat pump

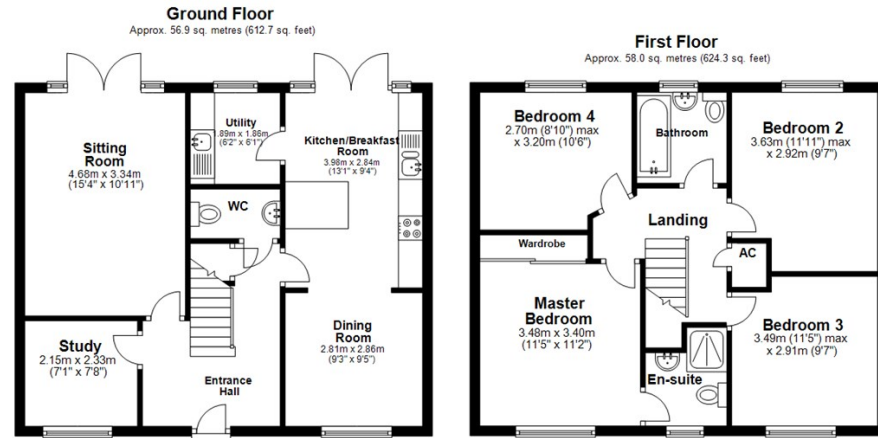
Estate Management Charge £319.87 PA (Greenbelt)







# Solar Panels & Battery Storage - Network Points Throughout



Total area: approx. 114.9 sq. metres (1236.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the Floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or can be given. Copyright Clarke Phillips Ltd 2021. Plan produced using PlanUp.

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Council Tax Band : D

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**MONEY LAUNDERING REGULATIONS 2003**

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		98	98
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC